



Architectural Committee Meeting Minutes – November 5, 2020

BSAC/Staff in Attendance:

Amy San Nicolas

Using GoTo Meeting:

Stacy Ossorio

Suzan Scott

Greg Clark

John Gladstein

John Seeyle

Gary Walton

Grant Hilton

Guests:

Adam Johnson

Eryn Schwehr

Brian Wheeler

Robb Schlimgen

Corey Kelly

Shawn O'Rourke

Jackie Gillespie

Project Attending For:

#07206

#01441 & #06512A

#01441 & #06512A

#06169A

#06034

#04345

#07509-10

Due to precautions being taken to prevent the spread of the Covid19, all BSAC members and guests were allowed to join the meeting remotely using GoToMeeting.

1. **Chair Appointment** – Committee assignments were approved at the October Board of Directors meeting and the BSAC needed to appoint a permanent chair.

Motion made by John Gladstein to appoint Gary Walton as BSAC Chair for a one-year term; seconded by Stacy Ossorio. Motion passed unanimously. Gary Walton abstained.

2. **Membership Forum** - None
3. **Call to Order** - called the meeting to order at 9:05 AM.
4. **Meeting Minutes** – October 15, 2020 Meeting Minutes.

Motion made by John Gladstein to approve the October 15, 2020 Meeting Minutes; seconded by Stacy Ossorio. Motion passed unanimously.

5. Landscape Alteration – After-the-Fact Review

BSOA #07206 BSCO

Legal: Sweetgrass Hills Lot 2A-1

Street: Seeway Road

Prior to reviewing the project, staff presented the applicants request to waive all fees and deposits noting the work had been done by a non-profit entity as an improvement to the community, and that waiting might have meant the project could not be completed at all.

Motion made by Grant Hilton to waive all fees; seconded by John Gladstein. Motion passed unanimously.

Staff presented the plans for the BSCO Landscape alteration represented by Adam Johnson, noting that the work had already been completed. The project included the transplantation of 30 conifer trees from the BSWSD property which lies outside of the BSOA jurisdiction unto the BSCO property which is under BSOA jurisdiction. This relocation allowed for the construction of the expanded water treatment plant while maintaining screening and had the trees not been relocated, they would have been removed and destroyed when construction began on the new plant.

Staff reported that the work was in compliance with all governing documents and recommended the Committee approve the application as submitted.

Motion made by Greg Clark to approve the application as submitted; seconded by John Gladstein. Motion passed unanimously.

6. Alteration to Approved Plan

BSOA #01441 Beaverhead Condos

Legal: S30, T06S, R03E

Street: Barramundi Loop

Staff presented the alteration to approved plan for the Beaverhead Condos represented by Eryn Schwehr and Brian Wheeler. The project added an enclosed refuse/garbage container to the west side of the property and was compliant with the design regulations. Staff noted this was the first alteration and thereby no review fee would be charged.

Staff recommended the Committee approve the application as submitted.

Motion made by John Gladstein to approve the application as submitted; seconded by Stacy Ossorio. Motion passed unanimously.

7. Single-Family Condominium Sketch Plan Review

BSOA #06512A Unites 03 and 04, Pinnacles

Legal: Cascade Block 4 Tract 12 Plat 4/357

Street: Highpoint Drive

Prior to reviewing the project, Staff asked the Committee to classify the project, noting the main difference between the New Construction and a Major Alteration in this case would be the review fee. Staff recommended it be classified as a Major Alteration Final Plan, as the situation was similar to Fairways which was classified as such and to help resolve a long-delayed project.

Motion made by Grant Hilton to classify the project as a new construction; seconded by John Gladstein. Motion passed unanimously.

Motion made by Grant Hilton to review the project as sketch; seconded by John Gladstein. Motion passed unanimously.

Staff presented the plans for the Pinnacles major alteration final plan application represented by Eryn Schwehr and Brian Wheeler. Staff gave a brief summary of the history of the project noting it was given original approval in 2005, units 01 and 02 were built in 2006, and the foundations for units 03 and 04 were poured in 2010 prior to the project being paused. The Committee sought remediation of the project and the tract was reclaimed in 2015. This application proposed building out units 03 and 04 on existing foundations to most match the existing units with a few changes: one addition off-street parking stall was added to comply with the regulations, new design eliminated valleys in the roofline that have caused ice-damming issues in existing units, new design utilized energy-heel trusses and weather barrier construction specific to snow country, and the colors of the finish materials were update to a more modern aesthetic—

namely the window cladding color would be black instead of the red or green on existing units. Staff noted the following: existing foundation was tested in 2018? by C&H engineering and found to be structural sound, a performance had been posted on the account for the construction of two units and up to a half-acre of landscaping, that very little landscaping would be needed in addition to the reclamation work completed in 2015, and that four large retaining walls were approved in the original application that have already been completed prior to this application. The average height calculation for each unit would be 31'2" and staff presented the relevant governing document language on height for this property for the committee to discuss noting that the height would be the same as existing units. The proposed lighting plan showed eight total exterior sconces that would be night-sky compliant and the exterior finishes would match existing unit except for color in a few instances. A materials board was presented.

Staff recommended the Committee discuss the Covenants as they related to the height prior to approving this application but noting that the proposed height would not exceed the existing approved units.

A Committee member reported that there was a covenant change at the time of this original approval with regards to tract designation and it was noted that keep the height as previously approved to allow these buildings to match the height of the existing structures. There was discussion about potential need for a variance and the desire to not slow the project down by this process. Legal Committee would need to discuss the appropriateness of a variance approval for this project and if a variance is even required given prior approval.

Motion made by John Gladstein to provisionally approve this application as submitted subject to the Legal Committee's review of variance request requirements; seconded by Stacy Ossorio. Motion passed unanimously.

8. SFR Sketch Plan Review

BSOA #06169A Gilded Mountain LLC (Munro) Sketch Plan

Legal: Cascade Block 3 Lot 169A

Street: TBD Speaking Eagle Road

Staff presented the plans for the Munro single-family residence sketch plan application represented by Robb Schlimgen. The proposed home would be two-stories, have six bedrooms and six bathrooms, a total livable square-footage of 4,762 with an addition 730 square-feet of non-habitable space for a garage and mechanical room. The proposed home would comply with all the Cascade Covenants and be compatible with the Cascade Subdivision. Its finish materials would include wood lap siding, natural stone, metal clad windows, metal siding accents, and a GAF shingled roof. Staff noted that the driveway exceeded the maximum length restriction in the DR and would require a written approval from the Fire Department prior to final approval.

Staff recommended the Committee approve the application as submitted noting the written approval from the Fire Department would need to be submitted before final approval.

Committee requested a rendering for final that shows the material separation more clearly.

Motion made by John Gladstein to approve the application as submitted; seconded by Grant Hilton. Motion passed unanimously.

BSOA #06034 Nickell Sketch Plan

Legal: Cascade Block 1 Lot 34

Street: TBD White Otter Road

Staff presented the plans for the Nickell single-family residence sketch plan application represented by Corey Kelly. The proposed home would be built on a lot that slopes down considerable from the road

with less than average tree cover. The home would be two-story, have four bedrooms and three and a half baths, with 3,193 habitable square-feet and 1,009 non-habitable square-feet for the garage and mechanical room. Staff noted the cover letter submitted by the applicant was direct and transparent about the challenges of building on this steep lot and the potential exceptions to the Design Regulations the design would need to be approved. The following potential exceptions were identified: the length and location of a retaining wall, the permanent structures located outside of the setbacks, the amount of fill required to build a stable home, and two roofline's that marginally exceeded the maximum 40 feet. The finish materials for the home would include reclaimed barn wood siding, natural stone, aluminum clad windows, grey stone siding, and a metal standing seam roof.

Staff recommended the Committee discuss the potential exceptions prior to approving this application.

Committee discussed slight aesthetic changes to make the home compliant with the DR. There was a note that compaction would need to be ensured by a structural engineer so the house wouldn't fail. It was noted that it would be natural stone boulders for the retaining wall and that as for the house, the only portion that extends into the setbacks is the roof overhang. The turn/around 'hammerhead' is a safety measure

Motion made by Grant Hilton to approve the application as submitted subject to the rooflines being brought under the maximum 40-foot requirement for final and granting exceptions for the length and size of the one retaining wall that exceeds the maximum, the structures built outside the setbacks as shown on the site plan, and the amount of excess fill noting all were either structurally necessary elements or a safety precaution for this lot's challenging slope and dimensions; seconded by John Gladstein . Motion passed unanimously.

9. Performance Deposit Release requests

BSOA #07509-10 Gillespie/Lee Landscape Alterations

Legal: North Fork Creek Lots 3 & 4

Street: Andesite Road

For the benefit of the new Committee members, Staff gave a general summary of this project history. The applicant reported the work complete via email on October 14, 2020 and staff inspected the site on October 21, 2020. The reclamation plan stated clearly that no additional seeding would be done due to the risk of contamination but that the wetlands would be allowed to naturally propagate which might take several years. Staff noted that there were also five slash piles the applicant intend to burn when the Fire Department allowed. Staff requested the Committee determine how much if all/any of the applicant's performance deposit should be released.

Committee discussed releasing a portion of the deposit and asked staff confirming that burning is allowed in the jurisdiction and retain a portion of the deposit for the slash and seeding. If it is, it was mentioned that this might need to be prohibited in the future. It was noted that the property is for sale.

Motion made by Grant Hilton to release \$5,000 of the \$7,500 performance deposit, noting the remainder will be held to ensure the slash piles are removed or burned as dictated by regulations and the natural seed is established prior to full release; seconded by Stacy Ossorio. Motion passed unanimously.

BSOA #04345

Legal: Meadow Village Block 3 Lot 45

Street: 1109 Looking Glass Road

Staff presented the applicant's request for a release of the entirety of his performance deposit noting that the lavender bark chips called for in the approved landscaping plan were replaced with decorative gravel but no alteration to approved plan was submitted. Staff requested the Committee determine whether or not

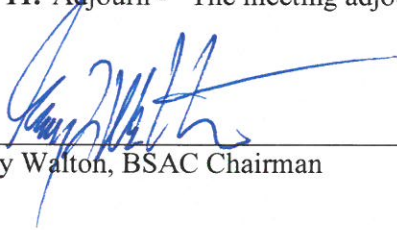
it was appropriate to release to performance deposit in this situation and whether staff can determine the appropriateness in the future without bringing the request before the Committee.

Committee denied the applicant's release request and requested the owner submit an application for an alteration to approved plan before a release can be approved—there was discussion about the aesthetic of the rock being less appealing than the originally approved lavender chips as they look unnatural and unfinished.

10. Discussion Items:

- a. Membership Compliance: Staff noted that the oversized real estate sign on White Butte had been removed.
- b. Performance Deposit Tracking Update: Staff reported that seven deposits had been released since the last meeting.
- c. Staff presented the active project/performance deposit list.
- d. Staff Approvals: Staff reported the approval of one geotech project.

11. Adjourn - The meeting adjourned at 10:48 AM.



Gary Walton, BSAC Chairman

